

075.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

806,600 / 806,600

USE VALUE:

806,600 / 806,600

ASSESSED:

806,600 / 806,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		INTERVALE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARSWELL CLAIRE G	
Owner 2:	
Owner 3:	

Street 1: 24 INTERVALE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: VALLARELLI MARIANNE -
Owner 2: -
Street 1: 24 INTERVALE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 6,414 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS						
Code	Descrip/No	Amount	Com. Int			

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6414		Sq. Ft.	Site		0	70.	0.95	4									428,695						428,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6414.000		373,900		4,000		428,700		806,600							
Total Card							0.147		373,900		4,000		428,700		806,600		Entered Lot Size					
Total Parcel							0.147		373,900		4,000		428,700		806,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		480.81		/Parcel:		480.8		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
075.0-0005-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	373,900	4000	6,414.	428,700	806,600	806,600
2019	101	FV	293,700	4000	6,414.	428,700	726,400	726,400
2018	101	FV	293,700	4000	6,414.	367,500	665,200	665,200
2017	101	FV	293,700	4000	6,414.	343,000	640,700	640,700
2016	101	FV	293,700	4000	6,414.	294,000	591,700	591,700
2015	101	FV	277,500	4000	6,414.	263,300	544,800	544,800
2014	101	FV	277,500	4000	6,414.	243,700	525,200	525,200
2013	101	FV	277,500	4000	6,414.	232,400	513,900	513,900

SALES INFORMATION

TAX DISTRICT							PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
VALLARELLI MARI	49963-269		8/17/2007		560,000	No	No								
NIAKAROS JOHN S	40359-547		8/7/2003	Family		1	No	No							
NIAKAROS JOHN S	30554-276		8/17/1999	Convenience		1	No	No							
JOY PHYLLIS	29231-516		10/16/1998		318,000	No	No	Y							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	862	Re-Roof	14,500	C				
5/21/1997	267	Re-Roof	3,000					REAR
7/7/1993	243	Re-Roof	2,000					FRONT

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Inspected	CC	Chris C
10/25/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
3/20/2004	External Ins	BR	B Rossignol
10/21/1999	Measured	263	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating: Fair												
Roof Struct: 3	- Gambrel			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: YELLOW				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C+ - Average (+)								Lvl 2									
Year Blt: 1926	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct:	Fact: .							Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1					
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Total Units: 1				Interior:	1	7	3						
Sec Int Wall: 1	%			Floor: 1				Additions:									
Partition: T	- Typical			% Own: 1				Kitchen:									
Prim Floors: 3	- Hardwood			Name: 1				Baths:									
Sec Floors: 4	- Carpet	25%						Plumbing:									
Bsmnt Flr: 12	- Concrete							Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3	- Typical																
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 2	- Gas																
Heat Type: 3	- Forced H/W																
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 075.0-0005-0001.0				IMAGE				
SPEC FEATURES/YARD ITEMS												AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	FR	1926	21.94	T	50	101			4,000		4,000
More: N	Total Yard Items:	4,000		Total Special Features:			Total:	4,000									